

3. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
4. A landscape plan for the entire site, prepared by a Professional Landscape Architect, inclusive of street trees as per the City of Miami Beach Master Street Tree Plan, shall be submitted to and approved by staff as part of the building permit.
5. The applicant shall comply with all conditions imposed by the Public Works Department.
6. All improvements in the public right-of-way associated with the subject project shall be subject to the final review and approval of the Planning Department Director, Public Works Director, and the Parks and Recreation Department Director, and shall require an agreement, subject to the review and approval of the City Attorney, providing for the assumption of maintenance and liability obligations by the Applicant, and its successors and assigns, executed and recorded before the issuance of a building permit.
7. The applicant shall obtain a full building permit within eighteen months (18) months from the date of this hearing. If the full building permit is not obtained within the specified time limits, the applicant shall, prior to expiration of such period, apply to the Board for an extension of time. At the hearing on such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this order shall subject the variance to Section 118-356, City Code, for revocation or modification of the variance.
8. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
9. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
10. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code, except to the extent of the variance granted herein.
11. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "Collins Park Hotel", as

Board of Adjustment Consolidated Order: Meetings of October 5, 2012 and November 2, 2012
File No. 3605 and 3609: CG Sunny Isles, LLC, CG Sunny Isles I, LLC, and CG Sunny Isles II, LLC
2000 & 2030 Park Avenue, 2035 Washington Avenue, 425 & 435 20th Street, and 430 21st Street, Miami Beach
Page 4 of 4

prepared by Kobi Karp, dated August 7, 2012, modified in accordance with the conditions set forth in this Order and staff review and approval.

The applicant shall have a full building permit for the work contemplated herein issued by the Building Department on or before May 2, 2014 (within eighteen months of the date of this hearing) as per the above conditions. If the full building permit is not obtained within the specified time limits, the applicant shall apply to the Board for an extension of time prior to expiration of such period; otherwise, this Order will expire, and become null and void, unless the issuance of such permit is stayed by an appeal of this Order to a court of competent jurisdiction.

This Order does not constitute a building permit, but upon presentation of a recorded copy of this Order to the Planning Department, a permit shall be processed and approved (subject to compliance with the conditions hereof) in accordance with and pursuant to the ordinances of the City of Miami Beach.

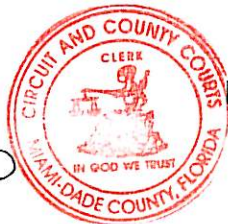
Board of Adjustment of
The City of Miami Beach, Florida

STATE OF FLORIDA, COUNTY OF DADE

HEREBY CERTIFY that this is a true copy of the
original filed in this office on 18 day of July A.D. 2013

WITNESS my hand and Official Seal.

HARVEY RUVIN, CLERK, of Circuit and County Courts
By Diana Marmio D.C.



By:

Richard G. Lorber

Richard G. Lorber, AICP, LEED AP
Acting Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 7th day of December, 2012, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
MY COMMISSION # DD 928148
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

Notary:

Print Name: TERESA MARIA

Notary Public, State of Florida

[NOTARIAL SEAL]

My Commission Expires: 12-2-13

Approved As To Form:

Legal Department (Filed 11-8-2012)

Filed with the Clerk of the Board of Adjustment on 12/19/12 AS



CFN 2014R0476177
OR BK 29219 Pgs 1114 - 1116 (3pgs)
RECORDED 07/07/2014 15:27:53
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**BOARD OF ADJUSTMENT
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 2000-2030 Park Avenue &
2035 Washington Avenue &
425-435 20th Street &
430 21st Street

FILE NOS. 3605 and 3609

IN RE: The applications for a one (1) year extension of time to obtain a full building permit for multiple variances associated with the renovation of the existing hotels.

MEETING DATE: May 2, 2014

EXTENSION OF TIME ORDER

The applicants, CG Sunny Isles, LLC., CG Sunny Isles I, LLC., and CG Sunny Isles II, LLC., filed an application with the Planning Department to request a one (1) year extension of time to obtain a full building permit for multiple variances associated with the renovation of the existing hotels.

The City of Miami Beach Board of Adjustment makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

The applicant stated, among other things, that due to the magnitude of the project, there were delays in the preparation of the construction documents. The forgoing constitutes good cause for granting a one (1) year extension of time to the requirement that a Full Building Permit be obtained within (18) months of the original hearing date of October 5, 2012 for File No. 3605 and November 2, 2012 for file No. 3609.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, that the request for extension of time is GRANTED for the above-referenced project, conditioned upon the following, to which the applicant has agreed.

1. A Full Building Permit, not a foundation or shell permit, for the project shall be obtained by April 5, 2015 for File No. 3605 and May 2, 2015 for File No. 3609.
2. Construction shall commence and continue in accordance with the applicable Building Code.
3. This extension of time shall run concurrent with any other extensions of time that may be provided to the property owner as a result of actions of non-City authorities with jurisdiction over such matters.
4. The subject site and existing site shall be maintained in good, clean, and secure conditions at all times.



5. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
6. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order and the Orders for the original hearing date of October 5, 2012 for File No. 3605 and November 2, 2012 for file No. 3609, have been met.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order and the original Final Order for the October 5, 2012 meeting for File No. 3605 and Final Order for the November 2, 2012 meeting for File No. 3609. If the Full Building Permit is not issued by April 5, 2015 for File No. 3605 and May 2, 2015 for File No. 3609, this Order will expire and become null and void. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code, this Order will expire and become null and void.

Dated this 21st day of MAY, 2014.

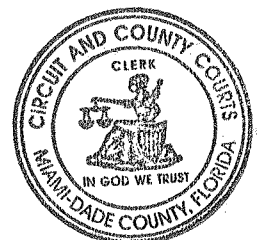
BOARD OF ADJUSTMENT
CITY OF MIAMI BEACH, FLORIDA

BY: 

Thomas R. Mooney, AICP
Planning Director
For the Chair

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 21st day of May, 2014, by Thomas R. Mooney, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



dm

Page 3 of 3
Meeting Date: May 2, 2014
BOA File Nos. 3605 & 3609

[Handwritten Signature]

[NOTARIAL SEAL]



TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services

Notary:
Print Name:
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
City Attorney's Office (*Filed 5-20-14*)

Filed with the Clerk of the Board of Adjustment on 05/21/14 (*48*)

F:\PLAN\zba\FINALORD\3605 - Order - 2000-2030 Park Avenue-2035 Wash Ave-425 & 435 20 St-430 21 St 5-2-2014.docx

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 05-07-2014 day of
MAY, A D 2014.

WITNESS my hand and Official Seal.
HARVEY KUNIN, CLERK of Circuit and County Courts
D.C.



10258

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BEFORE THE FLOOD PLAIN MANAGEMENT BOARD
OF THE CITY OF MIAMI BEACH, FLORIDA

MEETING DATE: OCTOBER 4, 2013

FILE NO: FP13-05

IN RE: CG SUNNY ISLES LLC
2000-2030 PARK AVENUE, 425-435 20TH STREET, 430-450 21ST
STREET AND 2035 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

ORDER

The Applicant, CG SUNNY ISLES LLC, has requested a variance from the Floodplain Management Board pursuant to Section 54-54 of the Miami Beach City Code. The variance sought relates to substantial improvements of historic structure of the existing buildings located at 2000 Park Avenue, 2030 Park Avenue, 430 21st Street, 2035 Washington Avenue, 435 20th Street and 425 20th Street. Under the terms of the City's Flood Plain Management Ordinance Section 54-48, and applicable Code of Federal Regulations (CFR) 44-CFR Section 60-3, all new construction and substantial improvements of non-residential structure must have the Lowest Floor Elevated to the Base Flood Elevation (BFE) of + 8.00 FT NGVD.

Notice of the request for variance was given as required by the law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which the application was made.

The Applicant submitted evidence regarding the site of the proposed activity, the historic characteristics of the structure and its contribution to the Miami Beach Historic District, and the adverse impact of compliance with the terms of the City's Flood Plain Management Ordinance and the applicable Code of Federal Regulation (CFR). Upon full and complete consideration of the submittal and the evidence and arguments of counsel, the Board hereby finds and determines:

1. The Board conducted a meticulous review of the criteria of the City Code and



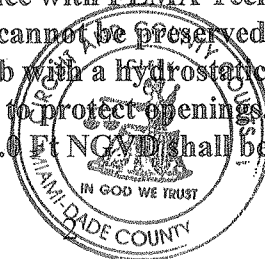
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FEMA'S regulations with regard to the requested variance. The Board recognizes that the grant of any such variance should be rare and should only be granted after a full and complete examination of all of the applicable criteria. The record of this proceeding and the transcript of the hearing in this matter reflect the extensive review of these factors conducted by the staff of the City and the Board. The record and transcript of the hearing in this matter are incorporated by reference herein.

2. Good and sufficient cause for the granting of the variance was shown by the Applicant and its experts and in the documentary submittal made to the Board.
3. Failure to grant the variance would result in exceptional hardship to the Applicant. The Board finds that the hardship shown is unique to the property of the Applicant and is not identically shared by other properties in this area, although certain, but not all, of the factors shown by the Applicant may be common to some other properties. Taken as a whole and cumulatively, this site is unique and the Applicant's hardship exceptional.
4. Granting of the variance would not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
5. The variance is the minimum necessary so as not to destroy the historic character and design of the existing structure.
6. The Board finds that the application and variance sought was unique and distinguishing in the following ways:
 - a. Location of the historic structure on project site;
 - b. Design integration between new project and historic structure; and
 - c. Adverse impacts on the historic structure would result from FEMA Compliance.
7. The Applicant has demonstrated compliance with all required factors and criteria set forth in Section 54-54 of the Miami Beach City Code governing the variance.

IT IS THEREFORE ORDERED, by the BOARD, that the variance as requested and as set forth shall be approved with the following conditions:

1. Lobbies of the existing historic structures shall be designed and constructed as wet or dry flood-proofing in accordance with FEMA Technical Bulletins 7-93, 3-93 and 1-2008. If any of the lobby floors cannot be preserved in place for structural issues, the applicant shall replace the slab with a hydrostatic slab, replicate the historic flooring and install floor barriers to protect openings.
2. All construction material below 9.0 Ft NGVD shall be flood resistant as prescribed

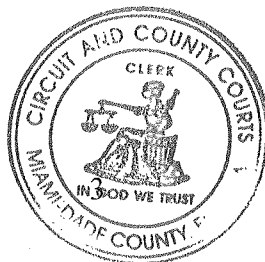


a

by FEMA Technical Bulletin 2-2008. Provide sufficient pumps to remove water from the basement in a flood event with corresponding standby generator, along with a sufficient drainage well.

3. All exiting habitable areas floor shall be elevated above BFE+1 Ft (9.0 Ft NGVD) or shall be designed and constructed as dry-flood-proofed to an elevation of BFE+1 Ft (9.0 Ft NGVD) as shown on the submitted drawings.
4. All new structures shall be elevated or dry-flood-proofed to an elevation of BFE+1 Ft (9.0 Ft NGVD) in accordance with FBC 2010 and ASCE 24-05.
5. All electrical and mechanical equipments shall be elevated at or above BFE+1 Ft (9.0 Ft NGVD).
6. The basement shall be used for non-residential occupancy and shall be designed and constructed as dry-flood-proofing to an elevation of 9.0 Ft NGVD.
7. Adequate drainage for the site shall be provided and storm-water run-off shall be contained within the property.
8. Elevator(s) shall be designed and installed in accordance with FEMA Technical Bulletin 4-2008.
9. All exteriors openings below 9.0 Ft NGVD shall be protected by flood barriers to an elevation of BFE+1 Ft (9.0 Ft NGVD), except the areas that will be designed as wet-flood-proofing.
10. A storage room on premises shall be provided to store flood barriers as needed.
11. Flood Emergency and Maintenance Plans shall be prepared and submitted in accordance with FEMA Technical Bulletin 3-93 and ASCE-24-05 Section 6.2.3 prior to obtaining a building permit and Final Building Inspection Approval.

PROVIDED, the Applicant shall build in accordance with the plans submitted as part of this file and as approved by the Flood Plain Management Board. The Applicant shall take all necessary steps to have a building permit issued by the Building Department within a period of eighteen (18) months from the date of this Order or it shall become null and void. This Order does not constitute a permit, but upon presentation of this Order to the Building Department, a permit shall be approved and processed in accordance with and pursuant to the ordinances of the City of Miami Beach.



A

Dated this 15th day of November, 2013.

BY: _____

Richard Lorber
RICHARD LORBER
CITY OF MIAMI BEACH, FLORIDA
ACTING PLANNING DIRECTOR

STATE OF FLORIDA)
)SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 15th day of November, 2013, by Richard Lorber who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



TERESA MARIA
MY COMMISSION # DD 928148
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

Teresa Maria
NOTARY PUBLIC (SIGNATURE)

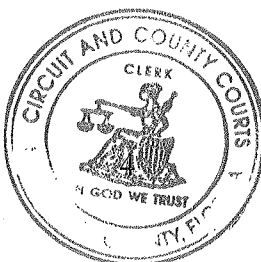
My commission expires 12-2-13 Teresa Maria

NOTARY PUBLIC
STATE OF FLORIDA
(type, print or stamp name)

Approved As to Form:

[Signature]
CITY FLOODPLAIN ADMINISTRATOR

[Signature] 11-4-13
CITY ATTORNEY



BEFORE THE FLOOD PLAIN MANAGEMENT BOARD
OF THE CITY OF MIAMI BEACH, FLORIDA

MEETING DATE: OCTOBER 4, 2013

FILE NO: FP13-05

IN RE: CG SUNNY ISLES LLC
2000-2030 PARK AVENUE, 425-435 20TH STREET, 430-450 21ST
STREET AND 2035 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

NOTICE TO APPLICANT

The Applicant, CG SUNNY ISLES LLC, hereby acknowledges and is notified that: (i) the issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; (ii) such construction below the base flood elevation increases risks to life and property; (iii) FEMA'S base flood elevation (BFE) for the site of the applicant's project is +8.00 FT NGVD and the lowest basement floor elevation of the applicant's proposed structure is -7.17 Ft NGVD; and (iv) the cost of flood insurance for the project will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

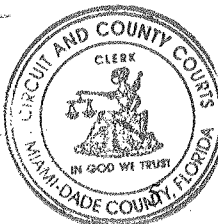

CITY FLOODPLAIN ADMINSTRATOR


OWNER

By: 



STATE OF FLORIDA, COUNTY OF DADE
HEREBY CERTIFY that this is a true copy of the
original filed in this office on January 31 day of January A.D. 2014
WITNESS my hand and Official Seal.
HARVEY RUBIN, CLERK, of Circuit and County Courts
D.C.



X 

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 2000 Park Av

Board: HPB

Date: 7/23/18

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.
Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.
Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.
Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44). <i>Include Previous Order(s)</i>	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: 

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 2000 Park Av

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions) <i>Previously approved & proposed</i>	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks. <i>Previously approved & proposed</i>	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable). <i>Interior elevations of lobbies to be reconstructed</i>	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	✓
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated). <i>showing</i>	✓
17	Line of Sight studies. <i>Sunking II</i>	
18	Structural Analysis of existing building including methodology for shoring and bracing. <i>in context</i>	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram <i>Waiver req'd Non-conforming Sect. due to demo</i>	✓
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable


Initials: 

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 2000 Park Av

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: 

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property Address: 2000 Park Av

f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>	

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

ITEM #	FINAL SUBMITTAL (via CAP) Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	✓
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)



 Applicant's or designee's signature

7/23/18

 Date

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

HISTORIC PRESERVATION BOARD CAP SUBMITTAL FILE NAMING

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.

2018 SCHEDULE OF LAND USE BOARD MEETINGS

All meetings are held in the Commission Chambers, Third Floor, Miami Beach City Hall unless otherwise noticed. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting. Complete applications will be scheduled for the next available agenda on a first come – first serve basis unless the applicant requests to be scheduled on a future agenda. The timeline represented herein may be extended if application is incomplete or submittals not made on a timely manner.

DESIGN REVIEW BOARD, BOARD OF ADJUSTMENT & HISTORIC PRESERVATION BOARD									
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE		
							DRB	BOA	HPB
10/19/17	10/23/17	10/24/17	11/02/17	11/09/17	11/16/17	11/18/17	01/02/18	01/05/18	01/09/18
11/13/17	11/17/17	11/20/17	12/01/17	12/08/17	12/18/17	12/20/17	02/06	02/02	02/13
12/11/17	12/15/17	12/18/17	12/29/17	01/05/18	01/15/18	01/17/18	03/06	03/02	03/12
01/08/18	01/12/18	01/15/18	01/26/18	02/02	02/12	02/14	04/03	04/06	04/10
02/05	02/09	02/12	02/23	03/02	03/12	03/14	05/01	05/04	05/08
03/12	03/16	03/19	03/30	04/06	04/16	04/18	06/05	06/01	06/11
04/09	04/13	04/16	04/27	05/04	05/14	05/16	07/03	07/06	07/10
AUGUST RECESS									
06/11	06/15	06/18	06/29	07/06	07/16	07/18	09/04	09/07	09/17
07/09	07/13	07/16	07/27	08/03	08/13	08/15	10/02	10/05	10/09
08/13	08/17	08/20	08/31	09/07	09/17	09/19	11/06	11/02	11/09
09/10	09/14	09/17	09/28	10/05	10/15	10/17	12/04	12/07	12/11

PLANNING BOARD							
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE
11/09/17	11/13/17	11/14/17	11/23/17	11/30/17	12/07/17	12/11/17	01/23/18
12/01/17	12/08/17	12/11/17	12/22/17	12/29/17	01/08/18	01/10/18	02/27
12/29/17	01/05/18	01/08/18	01/19/18	01/26/18	02/05/18	02/07/18	03/27
01/19	01/26	01/29	02/09	02/16	02/26	02/28	04/17
02/23	03/02	03/05	03/16	03/23	04/02	04/04	05/22
03/30	04/06	04/09	04/20	04/27	05/07	05/09	06/26
04/27	05/04	05/07	05/18	05/25	06/04	06/06	07/24
AUGUST RECESS							
06/29	07/06	07/09	07/20	07/27	08/06	08/08	09/25
07/27	08/03	08/06	08/17	08/24	09/03	09/05	10/23
08/31	09/07	09/10	09/21	09/28	10/08	10/10	11/27
09/21	09/28	10/01	10/12	10/19	10/29	10/31	12/18



ARCHITECTURE INTERIOR DESIGN PLANNING

September 7th 2018

To: Deborah Tackett
Planning Department, City of Miami Beach
1700 Convention Center Dr, 2nd Floor
Miami Beach, FL 33139

Re: 1227 Collins Park B1306543
Modification of HPB file 7320
HPB18-0240
2000 Park Ave
Miami Beach, FL 33139

To Deborah Tackett:

This letter is a narrative of responses to the HPB modification for the Collins Park project.

Sheets updated include demolition plans and elevations showing the current, after the fact level of demolition, inclusive of all floors and roofs, courtyard compass, porches of Sunking #1 and remaining walls of Sunking #2. The proposed floor plans and elevations indicate Sunking #2 exterior walls to be recreated to match historic conditions, to recreate porches and steps of Sunking #1 and to recreate the historic lobbies and courtyard compass to match historic conditions. The prior FAR diagram sheets A.004 and A.005 and proposed A.002 (note: sheet number revised from A0.02) correctly reflect the approved master permit FAR number of 144,014 sq.ft. This FAR is slightly lower than the 144,204 listed on the previously approved HPB sheet A.002 and that sheet is shown for illustration purposes. The present modification application does not change the permit-approved FAR amount of 144,014 sq.ft.

HPB plan review comment responses:

1. Application

- A. Please be aware that the nonconformances section of the code was amended in 2017, removing the floor slab retention criteria. Please revise the LOI to request the waiver based on percentage retention of the front and side walls. In the request, state the nonconforming front setback dimension. **SEE REVISED LOI**
- B. Please include a request for the after-the-fact demolition of the porches on the Sunking #1 building. **SEE REVISED LOI**



ARCHITECTURE INTERIOR DESIGN PLANNING

2. Deficiencies in architectural presentation

- A. Sheet A.002, the sheet should be labeled "previously approved? (remove "no changes") LABEL REMOVED, **SEE UPDATED SHEET A.002**
- B. Sheets A.002, A.004, & A.005, the total FAR does not match. **SEE PREVIOUSLY APPROVED SHEETS A.004 and A.005 and PROPOSED SHEET A.002 (sheet number revised from A0.02) FOR CORRECT F.A.R. THAT MATCHES THE APPROVED MASTER PERMIT NUMBER. PREVIOUSLY APPROVED SHEET A.002 FROM HPB APPROVAL HAS A HIGHER FAR AND IS FOR ILLUSTRATION PURPOSES.**
- C. The plans should indicate a request for the after-the-fact demolition of the porches on the Sinking #1 building, including revising the demolition and proposed elevations and floor plans. **SEE UPDATED SCOPE OF WORK, DEMO, FLOOR PLAN AND ELEVATION SHEETS INDICATING AREAS OF DEMO AND NOTES FOR RECREATION TO MATCH HISTORIC CONDITIONS. SEE SPECIFICALLY UPDATED SHEETS COVER, D1.00, D.205, A1.01, AND A2.15**

3. Design appropriateness comments (recommendations)

- A. None

Should you have any questions please feel free to contact this office.
Sincerely,


Kobi Karp
President
Kobi Karp Architecture & Interior Design
State License: AR0012578





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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

July 27, 2018

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property Owners List within 375 feet of:

SUBJECT: 435 20th Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0060

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO OCEAN FRONT PROP RESUB PB 6-102 S125FT OF W50FT OF E225FT OF BLK G

SUBJECT: 425 20th Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0050

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO OCEAN FRONT PROP RESUB PB 6-102 S125FT OF W50FT OF E175FT OF BLK G

SUBJECT: 2035 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0070

LEGAL DESCRIPTION: MIAMI BCH IMP CO OCEAN FRONT PROP RESUB PB 6-102 THAT PART OF N 124.91FT OF BLK G LYING W OF E225 FT OF BLK G

SUBJECT: 430 21th Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0040

LEGAL DESCRIPTION: 34 53 42 MIAMI BEACH IMPROVEMENT CO OCEAN FRONT PROP RESUB PB 6-102 N125FT OF W100FT OF E225FT OF BLK G

SUBJECT: 2030 Park Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0010

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO OCEAN FRONT PROP RESUB PB 6-102 N125FT OF E125FT OF BLK G

SUBJECT: 2000 Park Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0030

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO OCEAN FRONT PROP RESUB PB 6-102 S125FT OF E125FT OF BLK G

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **250, including 20 international**

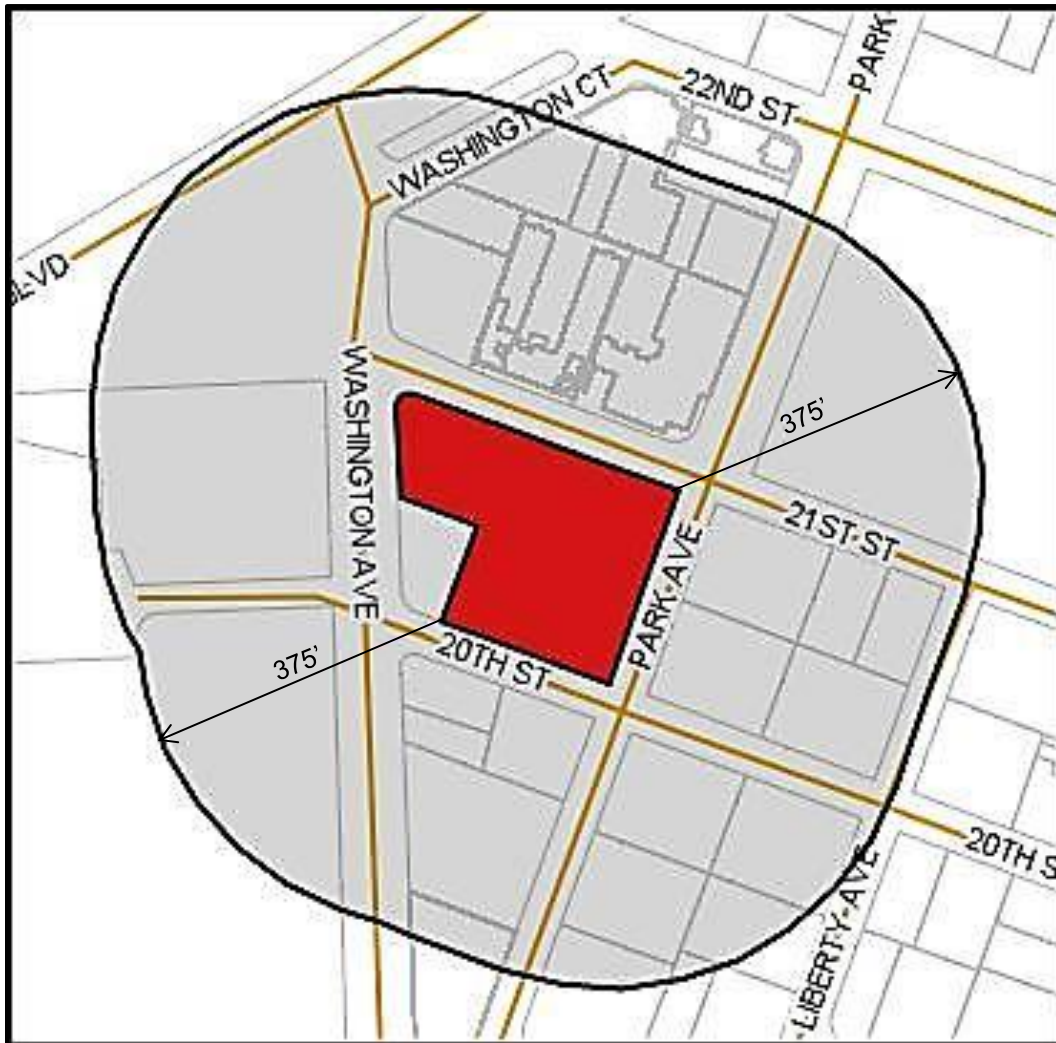
Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 435 20th Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0060

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO OCEAN FRONT PROP RESUB PB 6-102 S125FT OF W50FT OF E225FT OF BLK G

SUBJECT: 425 20th Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0050

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO OCEAN FRONT PROP RESUB PB 6-102 S125FT OF W50FT OF E175FT OF BLK G

2904 VICEROY LLC
VIALE DI VILLA GRAZIOLI 11
00198 ROME
ITALY

ALEXANDER FERRAZ TABOR
AV PASTEUR 184 1001
NAA RJ 22290-240
BRAZIL

CARL HERRMANN
130 LEPAGE CT #15
NORTH YORK ONTARIO M3J 3J1
CANADA

GAFFOS LLC
MIGUELETES 1050 24B
BUENOS AIRES 1426
ARGENTINA

GARY MAN
YIK YEE
CHIU HA LIM
21 HILLCREST AVE # 706
TORONTO ON M2N 7K2
CANADA

IAN GREENWAY
JONATHAN KIRBY
APT49 ROYAL TOWER LODGE 40
CARTWRIGHT ST
LONDON E1 8LX
UNITED KINGDOM

IAN GREENWAY
JONATHAN KIRKBY
241 LONG LANE
LONDON
UNITED KINGDOM

JOAQUIN J CAVA
GENOVA 25 2A
MADRID 28004
SPAIN

JOSE A DE CARVALHO
RUA ERNESTO NAZARE 630
SAO PAULO 05462 001
BRAZIL

KAREN WALL TRS
238 BUENA VISTA RD
OTTAWA ONTARIO K1M0V7
CANADA

MARIA R MAZZA
VIALE DEL PINI 36 TORRE DEL GRECO
NAPOLI 80059
ITALY

MARIANNE ROMEO DINSMORE
48 PAR-LA-VILLE RD # 347
HAMILTON HM11
BERMUDA

MARTIN BLOOMBERG TRS
NURIT BLOOMBERG TRS
43 ALEXANDRA WOOD
TORONTO ON M5N 1T5
CANADA

NINA MILLER TRS
57 CARIBOU RD
TORONTO ONTARIO M5N2A6
CANADA

ORLANDO GEORGE DA SILVA
JENNIFER ANN HARTVIKSEN
87 GLEN ROAD
TORONTO ON M4W 2V5
CANADA

PATRICIA SKIDMORE TRS
16 GORDON RD
TORONTO ONTARIO M2P1E1
CANADA

RENATO MAGALDI
PIAZZA CARITA 32
80134 NAPOLI
ITALY

ROBERTO CASO
VIA BISIGNANO 11
80122 NAPOLI
ITALY

VIRGINIA CIROCCO
1820 SHADY CREEK CT
MISSISSAUGA ONTARIO L5L 3W2
CANADA

WESLEY PRILLO
BESSY VASILIKI KATAKIS
89 HIGH RIDGE
BEAconsFIELD QUEBEC H9WSE9
CANADA

1722 INVESTMENTS INC
1721 NW 96 AVE
PLANTATION, FL 33322

1918 APARTMENTS LTD
PO BOX 403303
MIAMI BEACH, FL 33140-1303

2 BROTHERS ENTERPRISES LLC
1390 BRICKELL AVE #200
MIAMI, FL 33131

2100 ARTEPARK S211 LLC
220 21 ST #402
MIAMI BEACH, FL 33139

2150 PARK AVENUE LLC
475 BRICKELL AVE 514
MIAMI, FL 33131

926 MAZAL INC
2100 PARK AVE UNIT S502
MIAMI BEACH, FL 33139

A AND C MIAMI 8 INC
1680 MICHIGAN AVE # 910
MIAMI BEACH, FL 33139

ABBAY HOTEL ACQUISITION LLC
1400 BROADWAY 15FL
NEW YORK, NY 10018

ADAM G THERIAULT
SHIRA T THERIAULT
361 HEATHCOTE RD
SCARSDALE, NY 10583

ALBBAS LLC
435 W 21 ST #221
MIAMI BEACH, FL 33139

ALFRED E SIMPSON JR
1925 WASHINGTON AVE 16
MIAMI BEACH, FL 33139

ALIAR MIAMI LLC
2100 PARK AVE #408-S
MIAMI BEACH, FL 33139

ANGELA B TERRA
IGNAZIO LUONGO
435 W 21 ST #114
MIAMI BEACH, FL 33140

ANNA M ROSSI
2100 PARK AVE PH509
MIAMI BEACH, FL 33139

ANNA RITA MATTIA
2721 EXECUTIVE PARK DR STE 3
WESTON, FL 33331

ANNE POSSCHELLE
2100 PARK AVE 102
MIAMI BEACH, FL 33139

ANTONELLA BACCHELLI
5840 LA GORCE DR
MIAMI BEACH, FL 33140

ANTONIO C FILPO
2135 WASHINGTON CT TH 8
MIAMI BEACH, FL 33139

ANZYAB GIBADULLIN
1925 WASHINGTON AVE 6
MIAMI BEACH, FL 33139

ARIANNA GARELLO CANTONI
ALESSANDRO GARELLO CANTONI
2155 WASHINGTON CT
MIAMI BEACH, FL 33139

ARTE METIS LLC
150 W 56 ST # 4901
NEW YORK, NY 10019

ARTE S212 LLC
C/O LITMAN GERSON ASSOCIATES LLP
600 WEST CUMMINGS PARK #4400
WOBBURN, MA 01801

ARTECITY 102 LLC
C/O PILAR ALFARO
555 NE 15 ST #506
MIAMI, FL 33132

ARTECITY 104 CORP
C/O ROJAS & STANHAM LLP
1000 BRICKELL AVE #400
MIAMI, FL 33131

ARTECITY 109 LLC
3325 PINE TREE DR
MIAMI BEACH, FL 33140

ARTECITY 510S LLC
ONE WEST EXCHANGE ST 4 FLOOR
PROVIDENCE, RI 02903

ARTECITY APARTAMENTOS LLC
224 E COMMERCIAL BLVD #302
FORT LAUDERDALE, FL 33308

ARTECITY JABB LLC
C/O AXIS ORGANIZATION INC
120 NE 27 ST STE 500
MIAMI, FL 33137

ARTECITY PARK MASTER ASSN INC
435 21 ST
MIAMI BEACH, FL 33139

ARTEPARK S203 LLC
2515 FLAMINGO DR
MIAMI BEACH, FL 33140

ARTUR SCHABACK
2100 PARK AVE #412
MIAMI BEACH, FL 33139

ATILIO A URDANETA
2501 BRICKELL AVE 904
MIAMI, FL 33129

AUDREY I LEHR
2155 WASHINGTON CT #N209
MIAMI BEACH, FL 33134

BARBY INC
150 SE 2 AVE # 1010
MIAMI, FL 33131

BARRY MOSKOWITZ
6301 COLLINS AVE UNIT 2204
MIAMI BEACH, FL 33141

BAYRON CISNEROS
MARIA T BERMUDEZ CISNEROS
435 W 21 ST # 303
MIAMI BEACH, FL 33139

BEATRICE BIANCHI FASANI
2155 WASHINGTON CT APT# 103N
MIAMI BEACH, FL 33139

BETHAN HELEN
LEWIS POWELL
2100 PARK AVE UNIT 312
MIAMI BEACH, FL 33139

BIAR LLC
2100 PARK AVE #208
MIAMI BEACH, FL 33139

BLEZOT HOLDING LLC
301 ARTHUR GODFREY RD STE 500
MIAMI BEACH, FL 33140

BLUE URAWTI HOLDINGS LLC
18104 ROYAL FOREST DR
TAMPA, FL 33647

BONNIE HOULIHAN TRS
BONNIE HOULIHAN LIVING TR GRANT
FRANKLIN JR TRS
11 IROQUOIS WAY
MORGANTOWN, WV 26508

BONNIE J RICHTMYER TRS
BONNIE J RICHTMYER LIVING TRUST
6414 RIVERLAND DR
FORT PIERCE, FL 34928

BRANDO VEN BEACH LLC
2665 S BAYSHORE DR STE #800
COCONUT GROVE, FL 33133

BRANDON TOWNSLEY
2100 PARK AVE #302
MIAMI BEACH, FL 33139

BRUCE STARR
BRIAN FEIT
30 EAST 20 STREET 6 FLR
NEW YORK, NY 10003

BUENA VENTURA 311 LLC
2100 PARK AVENUE UNIT 311
MIAMI BEACH, FL 33139

CARLO GAMBINO
2100 PARK AVENUE # 410
MIAMI BEACH, FL 33139

CAROLINA SARDI
1925 WASHINGTON AVE #25
MIAMI BEACH, FL 33139-1960

CAROLINA SARDI
1925 WASHINGTON AVE #26
MIAMI BEACH, FL 33139-1960

CART REAL ESTATE INVESTMENTS LLC
2199 PONCE DE LEON BLVD #301
CORAL GABLES, FL 33134

CATHERINE ORTIZ
832 MALAGA AVE
CORAL GABLES, FL 33134

CBIRRA LLC
2155 WASHINGTON CT #N305
MIAMI BEACH, FL 33139

CG SUNNY ISLES LLC
CG SUNNY ISLES I LLC
CG SUNNY ISLES II LLC
512 7 AVE 15TH FLOOR
NEW YORK, NY 10018

CHARLES S SULLIVAN
1230 MAJESTY TERR
WESTON, FL 33327

CHEP LLC
1060 BRICKELL AVE #4309
MIAMI, FL 33131

CHRISTINE A GUDAITIS
2155 WASHINGTON CT #603
MIAMI BEACH, FL 33139

CHRISTINE E PORSCH JTRS
FRANK MADEO JTRS
1903 RAYMOND AVE
COSTA MESA, CA 92627

CHRISTINE Y MARTINEZ
11389 NE 8 AVE
BISCAYNE PARK, FL 33161

CHRISTOPHER E ANDREW
GABRIEL M BEDOYA
350 W 50TH ST APT 14E
NEW YORK, NY 10019-6673

CHRISTOPHER F PORCELLI
184 W BAY CEDAR CIR
JUPITER, FL 33458

CITY ARTS 303 CORP
2665 SOUTH BAYSHORE DRIVE #800
COCONUT GROVE, FL 33133

CITY ARTS 406 CORP
2665 SOUTH BAYSHORE DRIVE #800
COCONUT GROVE, FL 33133

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR 4TH FL
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
FLA BAY SHORE CLUB COURSE
MIAMI, FL 33125

CMB PALM TREE INVESTMENTS LLC
1395 BRICKELL AVENUE #700
MIAMI, FL 33131

CURRENT PROPERTY OWNER
2100 PARK AVE UNIT 105
MIAMI BEACH, FL 33139

DALE JEFFRIES
2155 WASHINGTON CT #N106
MIAMI BEACH, FL 33139

DANIEL CIMA & SUSANA TRAVIESO
1801 CLYDESDALE PL NW #309
WASHINGTON, DC 20009

DANIEL DEGROISSE
435 W 21 ST UNIT 108
MIAMI BEACH, FL 33139

DARK LIGHT LLC
175 SW 7 ST
MIAMI, FL 33130

DAVID A GREUNER
124 EAST 13 ST #1
NEW YORK, NY 10003

DIANA SUTHERLIN
272 6 ST #3
JERSEY CITY, NJ 07302

DIANE SUAREZ
14619 SW 15 CT
PEMBROKE PINES, FL 33027

DIEGO FERNANDO CORPACHE
1925 WASHINGTON AVE #3
MIAMI BEACH, FL 33139

DOMICILE 211 LLC
3370 MARY ST
MIAMI, FL 33133

DOUGLAS GARDENS COMMUNITY MENTAL
1680 MERIDIAN AVE SUITE 501
MIAMI BEACH, FL 33139-2879

EARL MALMROSE
6401 SHELLMOUND ST 7205
EMERYVILLE, CA 94608

EBER DAVID HADDAD TRS
MARTINE ECKERLING HADDAD TRS
EBER & MARTINE HADDAD LIVING TR
1800 NE 114 ST UNIT 807
MIAMI, FL 33181

ECOPLEX MIRO INC
2100 PARK AVE #404
MIAMI BEACH, FL 33139

ELISABET ANA RAMOS
2155 WASHINGTON CT 104
MIAMI BEACH, FL 33139

ENRIQUE RIESCO
435 21 STREET #214
MIAMI BEACH, FL 33139

ERIC LIND
2129 WASHINGTON AVE #101
MIAMI BEACH, FL 33139-1711

ETHAN HOLDINGS LLC
C/O ALEX ASCANIO ESQ
4770 BISCAYNE BLVD STE 1430
MIAMI, FL 33137

EXCCCEL INVESTMENTS CORP
1925 BRICKELL AVE STE D205
MIAMI, FL 33129

FFA HOLDINGS LLC
464 CONSERVATION DR
WESTON, FL 33327

FONTE VALLEY LTD
2155 WASHINGTON COURT #N204
MIAMI BEACH, FL 33139

FRANCESCO MAZZAFERRO
1 2ND STREET UNIT 1712
JERSEY CITY, NJ 07302

GABRIEL BEDOYA
450 WEST 17 ST UNIT 1809
NEW YORK, NY 10011

GARRY A MARTIN
MARION E MARTIN
509 E 2 ST # 5
SOUTH BOSTON, MA 02127

GASPAR GARCIA RETIREMENT TRUST
996 ASHFORD AVE UNIT 1401
SAN JUAN, PR 00907
PUERTO RICO

GERMAN J ESPINA
690 SW 1ST CT #1532
MIAMI, FL 33130

GILBERTO BARROSO
2129 WASHINGTON AVE #201
MIAMI BEACH, FL 33139-1712

GIOBETTA INC
1680 MICHIGAN AVENUE #910
MIAMI BEACH, FL 33139

GIULIANA MALTAGLIATI
400 S POINTE DR UNIT 2302
MIAMI BEACH, FL 33139

GOVERNOR 102 LLC
C/O STRANG ADAMS PA
1130 WASHINGTON AVE THIRD FL
MIAMI BEACH, FL 33139

GUILLAUME PISANTE
100 BAYVIEW DR #2115
SUNNY ISLES BEACH, FL 33160

HASHGAHA PLACE LLC
2155 WASHINGTON CT UNIT N109
MIAMI BEACH, FL 33139

HILDEGARD FINO
PO BOX 25087
BALTIMORE, MD 21229

HORATIO REAL ESTATE HOLDINGS LLC
6917 COLLINS AVE # PH 03
MIAMI BEACH, FL 33141

IBISCUS LLC
1410 20 ST #203
MIAMI BEACH, FL 33139

INDIAN CREEK LLC
12555 BISCAYNE BLVD UNIT 981
NORTH MIAMI, FL 33181

ISABELLE LUCIE HUDINA
1925 WASHINGTON AVE 19
MIAMI BEACH, FL 33139

ITAL PLAZA OF PARK AVENUE LLC
1935 PARK AVE
MIAMI BEACH, FL 33139

ITALPLAZA OF MIAMI LLC
65 48 GRAND AVENUE LLC
66 31 FRESH POND RD
RIDGEWOOD, NY 11385

JACK SCIUECHE & VICTOR SCIUECHE
1925 WASHINGTON AVE #22
MIAMI BEACH, FL 33139-1960

JAMES BRENDER
WENDY BRENDER
2530 ERWIN RD APT 403
DURHAM, NC 27705-4771

JAMES JAY JANCOSKO
2100 PARK AVE #S110
MIAMI BEACH, FL 33139

JAMES VOORHEES
SANTIAGO SIBERT
187 WAYNE ST #413C
JERSEY CITY, NJ 07302

JAY GARCIA
JOANNA B GARCIA
2155 WASHINGTON CT #306
MIAMI BEACH, FL 33139

JAY SCHMULOWITZ &
W RHODA SCHMULOWITZ
401 KENNEBEE RD
CHERRY HILL, NJ 08002

JEFF KAMP
PO BOX 01 5632
MIAMI, FL 33101

JEFFERY KISHL TRS
THE JEFFREY KISHL 2013 REV TRUST
MELISSA BETH KISHL TRS
2100 PARK AVE #309
MIAMI BEACH, FL 33139

JEFFREY R KAMP
1925 WASHINGTON AVE #18
MIAMI BEACH, FL 33139-1976

JEROME DUFOUR
1255 COLLINS AVE 508
MIAMI BEACH, FL 33139

JERUCHAM F GOLDBERG
GOLDBERG TRUST
DEBRAH S GOLDBERG
21055 NE 37 AVE STE 2106
AVENTURA, FL 33180

JOAQUIN A AVINO JTRS
DANIEL D WALKER JTRS
1925 WASHINGTON AVE 23
MIAMI BEACH, FL 33139

JOBROTAM DEVELOPMENT CORP
1900 LIBERTY AVE
MIAMI BEACH, FL 33139-1939

JOHN EDWARD GISIGER JTRS
EUGENE R ARIYANAYAKAM JTRS
828 W GRACE ST #1709
CHICAGO, IL 60613

JONAS M FERRIS
MARY D MCDOWELL
435 21 ST #320
MIAMI BEACH, FL 33139

JORGE MARTINEZ JR
7304 SUGAR MAPLE DR
IRVING, TX 75063-5518

JOSE EFREN GOMEZ
1925 WASHINGTON AVE UNIT 27
MIAMI BEACH, FL 33139

JOSEPH FERREIRA
2129 WASHINGTON AVE #107
MIAMI BEACH, FL 33139-1712

JOSEPH MCQUEENY PEREZ
MARIA M CASTIEL DIAZ
435 W 21 ST 319
MIAMI BEACH, FL 33139

JUJOKIMA USA INVEST INC
2858 PINE TREE DR STE NO 5
MIAMI BEACH, FL 33140

JULIET CHRISTENSEN TRS
JULIET C HRISTENSE TRUST
435 21 ST
MIAMI BEACH, FL 33139

KENNETH W HARPER
PHAT TRAN
2130 PARK AVE #TH 5 EAST
MIAMI BEACH, FL 33139-1748

KOH SAMUI LLC
2155 WASHINGTON CT UNIT N202
MIAMI BEACH, FL 33139

KRYSTINA JONES
2155 WASHINGTON CT 309
MIAMI BEACH, FL 33139

LADICE BORY
1925 WASHINGTON AVE #28
MIAMI BEACH, FL 33139-1960

LAWRENCE FORDJOUR
365 BRIDGE STREET #11B
BROOKLYN, NY 11201

LEONOR C ORTEGA
PO BOX 490745
KEY BISCAYNE, FL 33149

LIZ ELERT
3901 POPLAR DR
GOLDEN VALLEY, MN 55422

LUXLIFE INC
2155 WASHINGTON CT #N310
MIAMI BEACH, FL 33139

M&A INTERNATIONAL GROUP LLC
C/O AARON RESNICK PA
100 N BISCAYNE BLVD STE 1607
MIAMI, FL 33132

MANUEL SUAREZ INCLAN
1000 7TH ST APT 2
MIAMI BEACH, FL 33139

MARC BRAZEAU
1309 YORKSHIRE RD
GROSSE POINTE, MI 48230

MARCELA ROGGERI
JEAN PHILIPPE CASTELLANI
435 21 STREET #219
MIAMI BEACH, FL 33139

MARCUS H LONG JR
ELIZABETH F NEWTON
435 W 21 ST 310
MIAMI BEACH, FL 33139

MARCUS OLESCH LI MA
4040 HARDIE AVE
MIAMI, FL 33133

MAREMIO LLC
2155 WASHINGTON CT 508
MIAMI BEACH, FL 33139

MARGARITA GARZA GONZALEZ
435 W 21 ST #104
MIAMI BEACH, FL 33139

MARJAN TEHRANI
JEAN PAUL CERCEAUX MANGUDO
2155 WASHINGTON CT 307
MIAMI BEACH, FL 33139

MARK DIPAOLO
2100 PARK AVE 206
MIAMI BEACH, FL 33139

MAROMBA LLC
C/O ALEXANDRE PIQUET ESQ
801 BRICKELL AVE STE 1610
MIAMI, FL 33131

MARTIN BLOOMBERG TRS
BLOOMBERG CHILDREN PROP TRUST
2155 WASHINGTON CT #208
MIAMI BEACH, FL 33139

MATTHEW PETER SCHLUMBRECHT
BENJAMIN L TANNER SCHLUMBRECHT
2130 PARK AVE TH 10
MIAMI BEACH, FL 33139

MCG ARTEPARK PH S507 LLC
777 BRICKELL AVE STE 1200
MIAMI, FL 33131

MCG ARTEPARK S207 LLC
99 LLOYD RD
MONTCLAIR, NJ 07042

MCG ARTEPARK S508 LLC
99 LLOYD RD
MONTCLAIR, NJ 07042

MCG PARK VILLA THW7 LLC
99 LLOYD RD
MONTCLAIR, NJ 07042

MICHAEL SANGIRARDI
410 RIVERSIDE DR 22
NEW YORK, NY 10025

MICHEL PICHOT
NATHALIE PICHOT
1925 WASHINGTON AVE #17
MIAMI BEACH, FL 33139

MILL POND INVESTMENT INC
2100 PARK AVE # S205
MIAMI BEACH, FL 33139

MOMMI INC
PO BOX 191862
MIAMI BEACH, FL 33139

MURRAY JAMES PYLE
ELLEN L SHERWOOD
10 ORCHARD LANE
CLARKS SUMMIT, PA 18411

MY VIBE LLC
1390 BRICKELL AVE #200
MIAMI, FL 33131

MYRTA MONTES
JOSE DAVILA
1925 WASHINGTON AVE #9
MIAMI BEACH, FL 33139-1947

NATHANIEL JAMES PUKSTA
2155 WASHINGTON CT 201
MIAMI BEACH, FL 33139

NELORE BR HOLDINGS LTD
2155 WASHINGTON CT #N408
MIAMI BEACH, FL 33139

NELORE REAL ESTATE FLORIDA CORP
435 21 STREET UNIT G312
MIAMI BEACH, FL 33139

NELSON JAVIER SUAREZ
2155 WASHINGTON CT 302
MIAMI BEACH, FL 33139

NENUCA INVESTMENTS LLC
1674 BAY RD STE 202
MIAMI BEACH, FL 33139

NERST LLC
3200 COLLINS AVE #108
MIAMI BEACH, FL 33140

NF2100 LLC
5834 WINDSOR CT
BOCA RATON, FL 33496

NF2155 LLC
5834 WINDSOR CT
BOCA RATON, FL 33496

NICOLLE UGARRIZA
435 W 21 ST 302
MIAMI BEACH, FL 33139-0000

NIJOLE KUPSTAS BYLA
2155 WASHINGTON CT 206
MIAMI BEACH, FL 33139

ORLANDO ARTURO LANDAETA
500 BRICKELL AVE #2405
MIAMI, FL 33131

ORS C MIAMI LLC
2129 WASHINGTON AVE 203
MIAMI BEACH, FL 33139

P M INTERNATIONAL INVESTMENT LLC
1869 SW 11 ST
MIAMI, FL 33135

PALOMA 202 LLC
2875 NE 191 ST #801
AVENTURA, FL 33180

PANCHA GRAPHICS LLC
1925 WASHINGTON AVE #8
MIAMI BEACH, FL 33139-1950

PATOL LLC
C/O HLB GRAVIER LLP
396 ALHAMBRA CIRCLE 900
CORAL GABLES, FL 33134

PATRICIA D MILLER TAYLOR
2911 7 ST NE
WASHINGTON, DC 20017

PATRICK PASSARELLE
PATRICIA PASSARELLE
1147 HILLSBORO MILE #314
HILLSBORO BEACH, FL 33062

PENEDO LLC
2155 WASHINGTON CT # N105
MIAMI BEACH, FL 33139

PHILLARD APARTMENT HOTEL LLC
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139-2704

PIOPPA 01 LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

PLYMOUTH HOTEL LLC
C/O THINK HOSPITALITY LLC
FIRST AVE 945 REALTY LLC
32 EAST 32 STREET
NEW YORK, NY 10016

PORCELLI ATLANTIC PROPERTIES LLC
184 W BAY CEDAR CIR
JUPITER, FL 33458

PORTULA LLC
2875 NE 191 ST STE 801
AVENTURA, FL 33180

PRADY BALAN
SALLY JANE BALAN
6789 BISCAYNE BLVD
MIAMI, FL 33138

PRISCILLA FERREIRA
2129 WASHINGTON AVE #106
MIAMI BEACH, FL 33139-1712

RF ARTEPARK N503 LLC
99 LLOYD RD
MONTCLAIR, NJ 07042

RF ARTEPARK S108 LLC
99 LLOYD ROAD
MONTCLAIR, NJ 07042

RICHARD J HIRSCH &W ROBIN S LANDERS
9 ISLAND AVE #708
MIAMI BEACH, FL 33139-1357

RICHARD WILLIAM SCULLY TRS
RICHARD WILLIAM SCULLY REV TRUST
17435 TIFFANY TRACE DR
BOCA RATON, FL 33487

RIVA SILVERFARB
85 VISCOUNT DR UNIT 8B
MILFORD, CT 06460

RIVIERA LOFTS HOTEL LLC
1680 MERIDIAN AVE STE 102
MIAMI BEACH, FL 33139

RIVIERA PLAZA APARTMENTS LLC
1133 E 33 PL
TULSA, OK 74105

ROBERT WORTH
174 WASHINGTON ST #2G
JERSEY CITY, NJ 07302

S A BINKOV & M BINKOV LESSOR
JOBROTAM DEV CORP LESSEE
1900 LIBERTY AVE SUITE 111
MIAMI BEACH, FL 33139

SADHANA WAY LLC
2100 PARK AVE # 504
MIAMI BEACH, FL 33139

SADIGO HOTEL LLC
1111 KANE CONCOURSE 217
BAY HARBOR ISLANDS, FL 33154

SANDRA TAYLOR
2025 BRICKELL AVE UNIT 805
MIAMI, FL 33129-1730

SASHA E KADEY
75 BRICKELL AVE #2212
MIAMI, FL 33131

SETH GOLDMAN
DENISE GOLDMAN
31 MITCHELL RD
PORT WASHINGTON, NY 11050

SHORE CLUB PROPERTY OWNER LLC
600 MADISON AVE 17 FLR
NEW YORK, NY 10022

SIMON LEE TRS
HENDOVAN REVOCABLE TR
2100 PARK AVE # 407
MIAMI BEACH, FL 33139

SOBE BEACH PROPERTIES LLC
520 W AVE 702
MIAMI BEACH, FL 33139

SOBE DEALS INC
435 W 21 ST 205
MIAMI BEACH, FL 33139

SOBE DEALS INC
PO BOX 191095
MIAMI BEACH, FL 33119

STEPHANIE ZABRISKIE
2155 WASHINGTON CT #404
MIAMI BEACH, FL 33139

STEPHEN FARADAY
25 HUDSON ST #914
JERSEY CITY, NJ 07302

STEPHEN R BOTTI
RHONDA J BOTTI
2100 PARK AVE 201
MIAMI BEACH, FL 33139

STONEY B GOLDSTEIN
2001 BISCAYNE BLVD 2115
MIAMI, FL 33137

TALIWAG OF FLORIDA LLC
260 OLD SOMMERSET RD
WATCHUNG, NJ 07069

TEMPUS REAL ESTATE LLC
2155 WASHINGTON CT #604
MIAMI BEACH, FL 33139

THE ALLEN LLC
945 PENNSYLVANIA AVE 2ND FLOOR
MIAMI BEACH, FL 33139-5482

THEAST 8 LLC
1370 NE 103 STREET
MIAMI SHORES, FL 33138

TOWNHOUSE FOUR WEST LLC
805 RTE 146
CLIFTON PARK, NY 12065

TREINTA Y SIETE LLC
234 NE 3 ST APT #901
MIAMI, FL 33132

TRI INU KASK
435 W 21 ST #103
MIAMI BEACH, FL 33139

TRIBUTE GROUP SOUTH BEACH CORP
2665 S BAYSHORE DR # 800
COCONUT GROVE, FL 33133

TYSON BALLOU
391 DEAN ST #1D
BROOKLYN, NY 11217

USA AGRIMEN LLC
1000 5 STREET STE 229
MIAMI BEACH, FL 33139

VADIM MSHVELIDZE & W RACHEL MIKLER
6 GRASMERE AVE
STATEN ISLAND, NY 10304

VAL REID SHELLEY
2155 WASHINGTON CT 602
MIAMI BEACH, FL 33139

VICTORIA C HATTAM
THOMAS W GRAHAM
173 GARFIELD PLACE
BROOKLYN, NY 11215

VINCENT O NEILL
2155 WASHINGTON CT #207N
MIAMI BEACH, FL 33139

VIVIAN ABRAHAM
435 W 21 ST # 222
MIAMI BEACH, FL 33139

WAEI M MEGID
LAMIA ALI FARAG
28802 ELM CT
SANTA CLARITA, CA 91390

WAYNE JOSEPH SAKS TRS
THE WAYNE JOSEPH SAKS TR
100 S POINTE DR #1505
MIAMI BEACH, FL 33139

WFERRARI INC
800 BRICKELL AVE # 701
MIAMI, FL 33131

WILLIAM ROHL
PAMELA SHELALA ROHL
70 WASHINGTON ST
BROOKLYN, NY 11201

XIII TREDICI LLC
1300 PENNSYLVANIA AVE #308
MIAMI BEACH, FL 33139

YURI POLUKEEV
435 W 21 ST 110
MIAMI BEACH, FL 33139

ZAIRA INVESTMENTS INC
255 OCEANIC AVE
LAUDERDALE BY THE SEA, FL 33308

Name	Address	City	State	Zip	Country	s_address
2904 VICEROY LLC	VIALE DI VILLA GRAZIOLI 11	00198 ROME			ITALY	2130 PARK AVE TH1 EAST
ALEXANDER FERRAZ TABOR	AV PASTEUR 184 1001	RIO DE JANEIRO			BRAZIL	435 W 21ST ST 109
ALEXANDER FERRAZ TABOR	AV PASTEUR 184 1001	NAA RJ 22290-240			BRAZIL	435 W 21ST ST 311
CARL HERRMANN	130 LEPAGE CT #15	NORTH YORK ONTARIO M3J 3J1			CANADA	2100 PARK AVE 405
GAFFOS LLC	MIGUELETES 1050 24B	BUENOS AIRES 1426			ARGENTINA	435 W 21ST ST 221
GARY MAN YIK YEE CHIU HA LIM	21 HILLCREST AVE # 706	TORONTO ON M2N 7K2			CANADA	2155 WASHINGTON CT 203
IAN GREENWAY JONATHAN KIRBY	APT49 ROYAL TOWER LODGE 40 CARTWRIGHT ST	LONDON E1 8LX			UNITED KINGDOM	435 W 21ST ST 322
IAN GREENWAY JONATHAN KIRKBY	241 LONG LANE	LONDON			UNITED KINGDOM	2100 PARK AVE 406
JOAQUIN J CAVA	GENOVA 25 2A	MADRID 28004			SPAIN	435 W 21ST ST 220
JOSE A DE CARVALHO	RUA ERNESTO NAZARE 630	SAO PAULO 05462 001			BRAZIL	2100 PARK AVE 411
KAREN WALL TRS	238 BUENA VISTA RD	OTTAWA ONTARIO K1M0V7			CANADA	2100 PARK AVE 403
MARIA R MAZZA	VIALE DEL PINI 36 TORRE DEL GRECO	NAPOLI 80059			ITALY	435 W 21ST ST 223
MARIANNE ROMEO DINSMORE	48 PAR-LA-VILLE RD # 347	HAMILTON HM11			BERMUDA	2155 WASHINGTON CT 407
MARTIN BLOOMBERG TRS NURIT BLOOMBERG TRS	43 ALEXANDRA WOOD	TORONTO ON M5N 1T5			CANADA	2155 WASHINGTON CT 506
NINA MILLER TRS	57 CARIBOU RD	TORONTO ONTARIO M5N2A6			CANADA	2100 PARK AVE 401
ORLANDO GEORGE DA SILVA JENNIFER ANN HARTVIKSEN	87 GLEN ROAD	TORONTO ON M4W 2V5			CANADA	2155 WASHINGTON CT 402
PATRICIA SKIDMORE TRS	16 GORDON RD	TORONTO ONTARIO M2P1E1			CANADA	2100 PARK AVE 301
RENATO MAGALDI	PIAZZA CARITA 32	80134 NAPOLI			ITALY	2100 PARK AVE 305
ROBERTO CASO	VIA BISIGNANO 11	80122 NAPOLI			ITALY	2100 PARK AVE 307
VIRGINIA CIROCCO	1820 SHADY CREEK CT	MISSISSAUGA ONTARIO L5L 3W2			CANADA	2100 PARK AVE 505
WESLEY PRILLO BESSY VASILIKI KATAKIS	89 HIGHRIDGE	BEACONSFIELD QUEBEC H9WSE9			CANADA	435 W 21ST ST 204
1722 INVESTMENTS INC	1721 NW 96 AVE	PLANTATION	FL	33322	USA	1925 WASHINGTON AVE 2
1918 APARTMENTS LTD	PO BOX 403303	MIAMI BEACH	FL	33140-1303	USA	1918 LIBERTY AVE
2 BROTHERS ENTERPRISES LLC	1390 BRICKELL AVE #200	MIAMI	FL	33131	USA	2100 PARK AVE 304
2100 ARTEPARK S211 LLC	220 21 ST #402	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 211
2150 PARK AVENUE LLC	475 BRICKELL AVE 514	MIAMI	FL	33131	USA	2150 PARK AVE
926 MAZAL INC	2100 PARK AVE UNIT S502	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 502
A AND C MIAMI 8 INC	1680 MICHIGAN AVE # 910	MIAMI BEACH	FL	33139	USA	2129 WASHINGTON AVE 103
ABBAY HOTEL ACQUISITION LLC	1400 BROADWAY 15FL	NEW YORK	NY	10018	USA	300 21ST ST
ADAM G THERIAULT SHIRA T THERIAULT	361 HEATHCOTE RD	SCARSDALE	NY	10583	USA	2155 WASHINGTON CT 304
ALBBAS LLC	435 W 21 ST #221	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 308
ALFRED E SIMPSON JR	1925 WASHINGTON AVE 16	MIAMI BEACH	FL	33139	USA	1925 WASHINGTON AVE 16
ALIAR MIAMI LLC	2100 PARK AVE #408-S	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 408
ANGELA B TERRA IGNAZIO LUONGO	435 W 21 ST #114	MIAMI BEACH	FL	33140	USA	435 W 21ST ST 114
ANNA M ROSSI	2100 PARK AVE PH509	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 509
ANNA RITA MATTIA	2721 EXECUTIVE PARK DR STE 3	WESTON	FL	33331	USA	2155 WASHINGTON CT 507
ANNE POSSCHELLE	2100 PARK AVE 102	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 102
ANTONELLA BACCHELLI	5840 LA GORCE DR	MIAMI BEACH	FL	33140	USA	435 W 21ST ST 217
ANTONIO C FILPO	2135 WASHINGTON CT TH 8	MIAMI BEACH	FL	33139	USA	2135 WASHINGTON CT TH 8 WEST
ANZYAB GIBADULLIN	1925 WASHINGTON AVE 6	MIAMI BEACH	FL	33139	USA	1925 WASHINGTON AVE 6
ARIANNA GARELLO CANTONI ALESSANDRO GARELLO CANTONI	2155 WASHINGTON CT	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 301
ARTE METIS LLC	150 W 56 ST # 4901	NEW YORK	NY	10019	USA	435 W 21ST ST 206
ARTE S212 LLC C/O LITMAN GERSON ASSOCIATES LLP	600 WEST CUMMINGS PARK #4400	WOBURN	MA	01801	USA	2100 PARK AVE 212
ARTECITY 102 LLC C/O PILAR ALFARO	555 NE 15 ST #506	MIAMI	FL	33132	USA	2155 WASHINGTON CT 102
ARTECITY 104 CORP C/O ROJAS & STANHAM LLP	1000 BRICKELL AVE #400	MIAMI	FL	33131	USA	2100 PARK AVE 104
ARTECITY 109 LLC	3325 PINE TREE DR	MIAMI BEACH	FL	33140	USA	2100 PARK AVE 109
ARTECITY 510S LLC	ONE WEST EXCHANGE ST 4 FLOOR	PROVIDENCE	RI	02903	USA	2100 PARK AVE 510
ARTECITY APARTAMENTOS LLC	224 E COMMERCIAL BLVD #302	FORT LAUDERDALE	FL	33308	USA	2155 WASHINGTON CT 108
ARTECITY JABB LLC C/O AXIS ORGANIZATION INC	120 NE 27 ST STE 500	MIAMI	FL	33137	USA	2130 PARK AVE TH 4 EAST
ARTECITY PARK MASTER ASSN INC	435 21 ST	MIAMI BEACH	FL	33139	USA	435 21ST ST 2
ARTEPARK S203 LLC	2515 FLAMINGO DR	MIAMI BEACH	FL	33140	USA	2100 PARK AVE 203
ARTUR SCHABACK	2100 PARK AVE #412	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 412
ATILIO A URDANETA	2501 BRICKELL AVE 904	MIAMI	FL	33129	USA	2130 PARK AVE TH 9 EAST
AUDREY I LEHR	2155 WASHINGTON CT #N209	MIAMI BEACH	FL	33134	USA	2155 WASHINGTON CT 209
BARBY INC	150 SE 2 AVE # 1010	MIAMI	FL	33131	USA	2155 WASHINGTON CT 409
BARRY MOSKOWITZ	6301 COLLINS AVE UNIT 2204	MIAMI BEACH	FL	33141	USA	435 W 21ST ST 306
BAYRON CISNEROS MARIA T BERMUDEZ CISNEROS	435 W 21 ST # 303	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 303
BEATRICE BIANCHI FASANI	2155 WASHINGTON CT APT# 103N	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 103
BETHAN HELEN LEWIS POWELL	2100 PARK AVE UNIT 312	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 312
BIAR LLC	2100 PARK AVE #208	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 208
BLEZOT HOLDING LLC	301 ARTHUR GODFREY RD STE 500	MIAMI BEACH	FL	33140	USA	2129 WASHINGTON AVE 204
BLUE URAWTI HOLDINGS LLC	18104 ROYAL FOREST DR	TAMPA	FL	33647	USA	435 W 21ST ST 112
BONNIE HOULIHAN TRS BONNIE HOULIHAN LIVING TR GRANT FRANKLIN JR TRS	11 IROQUOIS WAY	MORGANTOWN	WV	26508	USA	2155 WASHINGTON CT 605

BONNIE J RICHTMYER TRS BONNIE J RICHTMYER LIVING TRUST	6414 RIVERLAND DR	FORT PIERCE	FL	34928	USA	1925 WASHINGTON AVE 12
BRANDO VEN BEACH LLC	2665 S BAYSHORE DR STE #800	COCONUT GROVE	FL	33133	USA	435 W 21ST ST 201
BRANDON TOWNSLEY	2100 PARK AVE #302	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 302
BRUCE STARR BRIAN FEIT	30 EAST 20 STREET 6 FLR	NEW YORK	NY	10003	USA	2155 WASHINGTON CT 210
BUENA VENTURA 311 LLC	2100 PARK AVENUE UNIT 311	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 311
CARLO GAMBINO	2100 PARK AVENUE # 410	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 410
CAROLINA SARDI	1925 WASHINGTON AVE #25	MIAMI BEACH	FL	33139-1960	USA	1925 WASHINGTON AVE 25
CAROLINA SARDI	1925 WASHINGTON AVE #26	MIAMI BEACH	FL	33139-1960	USA	1925 WASHINGTON AVE 26
CART REAL ESTATE INVESTMENTS LLC	2199 PONCE DE LEON BLVD #301	CORAL GABLES	FL	33134	USA	435 W 21ST ST 316
CATHERINE ORTIZ	832 MALAGA AVE	CORAL GABLES	FL	33134	USA	1925 WASHINGTON AVE 21
CBIRRA LLC	2155 WASHINGTON CT #N305	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 305
CG SUNNY ISLES LLC CG SUNNY ISLES I LLC CG SUNNY ISLES II LLC	512 7 AVE 15TH FLOOR	NEW YORK	NY	10018	USA	430 21ST ST
CHARLES S SULLIVAN	1230 MAJESTY TERR	WESTON	FL	33327	USA	2129 WASHINGTON AVE 207
CHEP LLC	1060 BRICKELL AVE #4309	MIAMI	FL	33131	USA	435 W 21ST ST 218
CHRISTINE A GUDAITIS	2155 WASHINGTON CT #603	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 603
CHRISTINE E PORSCH JTRS FRANK MADEO JTRS	1903 RAYMOND AVE	COSTA MESA	CA	92627	USA	2100 PARK AVE 107
CHRISTINE Y MARTINEZ	11389 NE 8 AVE	BISCAYNE PARK	FL	33161	USA	1925 WASHINGTON AVE 14
CHRISTOPHER E ANDREW GABRIEL M BEDOYA	350 W 50TH ST APT 14E	NEW YORK	NY	10019-6673	USA	2100 PARK AVE 503
CHRISTOPHER F PORCELLI	184 W BAY CEDAR CIR	JUPITER	FL	33458	USA	435 W 21ST ST 314
CITY ARTS 303 CORP	2665 SOUTH BAYSHORE DRIVE #800	COCONUT GROVE	FL	33133	USA	2155 WASHINGTON CT 303
CITY ARTS 406 CORP	2665 SOUTH BAYSHORE DRIVE #800	COCONUT GROVE	FL	33133	USA	2155 WASHINGTON CT 406
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA	1975 WASHINGTON AVE
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR 4TH FL	MIAMI BEACH	FL	33139	USA	1940 PARK AVE
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA	500 17TH ST
CMB PALM TREE INVESTMENTS LLC	1395 BRICKELL AVENUE #700	MIAMI	FL	33131	USA	2130 PARK AVE TH 3 EAST
CURRENT PROPERTY OWNER	2100 PARK AVE UNIT 105	MIAMI BEACH	FL	33139	USA	
DALE JEFFRIES	2155 WASHINGTON CT #N106	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 106
DANIEL CIMA & SUSANA TRAVIESO	1801 CLYDESDALE PL NW #309	WASHINGTON	DC	20009	USA	1925 WASHINGTON AVE 20
DANIEL DEGROISSE	435 W 21 ST UNIT 108	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 108
DARK LIGHT LLC	175 SW 7 ST	MIAMI	FL	33130	USA	2100 PARK AVE 506
DAVID A GREUNER	124 EAST 13 ST #1	NEW YORK	NY	10003	USA	2155 WASHINGTON CT 607
DIANA SUTHERLIN	272 6 ST #3	JERSEY CITY	NJ	07302	USA	2155 WASHINGTON CT 502
DIANE SUAREZ	14619 SW 15 CT	PEMBROKE PINES	FL	33027	USA	435 W 21ST ST 315
DIEGO FERNANDO CORPACHE	1925 WASHINGTON AVE #3	MIAMI BEACH	FL	33139	USA	1925 WASHINGTON AVE 3
DOMICILE 211 LLC	3370 MARY ST	MIAMI	FL	33133	USA	2129 WASHINGTON AVE 211
DOUGLAS GARDENS COMMUNITY MENTAL	1680 MERIDIAN AVE SUITE 501	MIAMI BEACH	FL	33139-2879	USA	1960 PARK AVE
EARL MALMROSE	6401 SHELLMOUND ST 7205	EMERYVILLE	CA	94608	USA	435 W 21ST ST 210
EBER DAVID HADDAD TRS MARTINE ECKERLING HADDAD TRS EBER & MARTINE HADDAD LIVING TR	1800 NE 114 ST UNIT 807	MIAMI	FL	33181	USA	435 W 21ST ST 317
ECOPLEX MIRO INC	2100 PARK AVE #404	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 404
ELISABET ANA RAMOS	2155 WASHINGTON CT 104	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 104
ENRIQUE RIESCO	435 21 STREET #214	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 214
ERIC LIND	2129 WASHINGTON AVE #101	MIAMI BEACH	FL	33139-1711	USA	2129 WASHINGTON AVE 101
ETHAN HOLDINGS LLC C/O ALEX ASCANIO ESQ	4770 BISCAYNE BLVD STE 1430	MIAMI	FL	33137	USA	2100 PARK AVE 501
EXCCEL INVESTMENTS CORP	1925 BRICKELL AVE STE D205	MIAMI	FL	33129	USA	2100 PARK AVE 103
FFA HOLDINGS LLC	464 CONSERVATION DR	WESTON	FL	33327	USA	2155 WASHINGTON CT 110
FONTE VALLEY LTD	2155 WASHINGTON COURT #N204	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 204
FRANCESCO MAZZAFERRO	I 2ND STREET UNIT 1712	JERSEY CITY	NJ	07302	USA	2100 PARK AVE 210
GABRIEL BEDOYA	450 WEST 17 ST UNIT 1809	NEW YORK	NY	10011	USA	435 W 21ST ST 202
GARRY A MARTIN MARION E MARTIN	509 E 2 ST # 5	SOUTH BOSTON	MA	02127	USA	2135 WASHINGTON CT TH 5 WEST
GASPAR GARCIA RETIREMENT TRUST	996 ASHFORD AVE UNIT 1401	SAN JUAN	PR	00907	PUERTO RICO	435 W 21ST ST 106
GERMAN J ESPINA	690 SW 1ST CT #1532	MIAMI	FL	33130	USA	435 W 21ST ST 203
GILBERTO BARROSO	2129 WASHINGTON AVE #201	MIAMI BEACH	FL	33139-1712	USA	2129 WASHINGTON AVE 201
GIOBETTA INC	1680 MICHIGAN AVENUE #910	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 107
GIULIANA MALTAGLIATI	400 S POINTE DR UNIT 2302	MIAMI BEACH	FL	33139	USA	1925 WASHINGTON AVE 10
GOVERNOR 102 LLC C/O STRANG ADAMS PA	1130 WASHINGTON AVE THIRD FL	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 102
GUILLAUME PISANTE	100 BAYVIEW DR #2115	SUNNY ISLES BEACH	FL	33160	USA	2129 WASHINGTON AVE 206
HASHGAHA PLACE LLC	2155 WASHINGTON CT UNIT N109	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 109
HILDEGARD FINO	PO BOX 25087	BALTIMORE	MD	21229	USA	2129 WASHINGTON AVE 209
HORATIO REAL ESTATE HOLDINGS LLC	6917 COLLINS AVE # PH 03	MIAMI BEACH	FL	33141	USA	435 W 21ST ST 307
IBISCUS LLC	1410 20 ST #203	MIAMI BEACH	FL	33139	USA	2129 WASHINGTON AVE 104
INDIAN CREEK LLC	12555 BISCAYNE BLVD UNIT 981	NORTH MIAMI	FL	33181	USA	2135 WASHINGTON CT TH 1 WEST
ISABELLE LUCIE HUDINA	1925 WASHINGTON AVE 19	MIAMI BEACH	FL	33139	USA	1925 WASHINGTON AVE 19
ITAL PLAZA OF PARK AVENUE LLC	1935 PARK AVE	MIAMI BEACH	FL	33139	USA	1935 PARK AVE
ITALPLAZA OF MIAMI LLC 65 48 GRAND AVENUE LLC	66 31 FRESH POND RD	RIDGEWOOD	NY	11385	USA	2115 WASHINGTON AVE

JACK SCIUECHE & VICTOR SCIUECHE	1925 WASHINGTON AVE #22	MIAMI BEACH	FL	33139-1960	USA	1925 WASHINGTON AVE 22
JAMES BRENDER WENDY BRENDER	2530 ERWIN RD APT 403	DURHAM	NC	27705-4771	USA	435 W 21ST ST 101
JAMES JAY JANCOSKO	2100 PARK AVE #S110	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 110
JAMES VOORHEES SANTIAGO SIBERT	187 WAYNE ST #413C	JERSEY CITY	NJ	07302	USA	1925 WASHINGTON AVE 24
JAY GARCIA JOANNA B GARCIA	2155 WASHINGTON CT #306	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 306
JAY SCHMULOWITZ & W RHODA SCHMULOWITZ	401 KENNEBEE RD	CHERRY HILL	NJ	08002	USA	435 W 21ST ST 211
JEFF KAMP	PO BOX 01 5632	MIAMI	FL	33101	USA	1925 WASHINGTON AVE 7
JEFFERY KISHEL TRS THE JEFFREY KISHEL 2013 REV TRUST MELISSA BETH KISHEL TRS	2100 PARK AVE #309	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 309
JEFFREY R KAMP	1925 WASHINGTON AVE #18	MIAMI BEACH	FL	33139-1976	USA	1925 WASHINGTON AVE 18
JEROME DUFOUR	1255 COLLINS AVE 508	MIAMI BEACH	FL	33139	USA	2129 WASHINGTON AVE 102
JERUCHAM F GOLDBERG GOLDBERG TRUST DEBRAH S GOLDBERG	21055 NE 37 AVE STE 2106	AVENTURA	FL	33180	USA	2155 WASHINGTON CT 308
JOAQUIN A AVINO JTRS DANIEL D WALKER JTRS	1925 WASHINGTON AVE 23	MIAMI BEACH	FL	33139	USA	1925 WASHINGTON AVE 23
JOBROTAM DEVELOPMENT CORP	1900 LIBERTY AVE	MIAMI BEACH	FL	33139-1939	USA	1900 LIBERTY AVE
JOHN EDWARD GISIGER JTRS EUGENE R ARIYANAYAKAM JTRS	828 W GRACE ST #1709	CHICAGO	IL	60613	USA	2135 WASHINGTON CT TH 6 WEST
JONAS M FERRIS MARY D MCDOWELL	435 21 ST #320	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 320
JORGE MARTINEZ JR	7304 SUGAR MAPLE DR	IRVING	TX	75063-5518	USA	435 W 21ST ST 212
JOSE EFREN GOMEZ	1925 WASHINGTON AVE UNIT 27	MIAMI BEACH	FL	33139	USA	1925 WASHINGTON AVE 27
JOSEPH FERREIRA	2129 WASHINGTON AVE #107	MIAMI BEACH	FL	33139-1712	USA	2129 WASHINGTON AVE 107
JOSEPH MCQUEENY PEREZ MARIA M CASTIEL DIAZ	435 W 21 ST 319	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 319
JUJOKIMA USA INVEST INC	2858 PINE TREE DR STE NO 5	MIAMI BEACH	FL	33140	USA	435 W 21ST ST 111
JULIET CHRISTENSEN TRS JULIET C HRISTENSE TRUST	435 21 ST	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 304
KENNETH W HARPER PHAT TRAN	2130 PARK AVE #TH 5 EAST	MIAMI BEACH	FL	33139-1748	USA	2130 PARK AVE TH 5 EAST
KOH SAMUI LLC	2155 WASHINGTON CT UNIT N202	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 202
KRYSTINA JONES	2155 WASHINGTON CT 309	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 309
LADICE BORY	1925 WASHINGTON AVE #28	MIAMI BEACH	FL	33139-1960	USA	1925 WASHINGTON AVE 28
LAWRENCE FORDJOUR	365 BRIDGE STREET #11B	BROOKLYN	NY	11201	USA	2100 PARK AVE 314
LEONOR C ORTEGA	PO BOX 490745	KEY BISCAYNE	FL	33149	USA	2100 PARK AVE 106
LIZ ELERT	3901 POPLAR DR	GOLDEN VALLEY	MN	55422	USA	1925 WASHINGTON AVE 5
LUXLIFE INC	2155 WASHINGTON CT #N310	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 310
M&A INTERNATIONAL GROUP LLC C/O AARON RESNICK PA	100 N BISCAYNE BLVD STE 1607	MIAMI	FL	33132	USA	2155 WASHINGTON CT 504
MANUEL SUAREZ INCLAN	1000 7TH ST APT 2	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 216
MARC BRAZEAU	1309 YORKSHIRE RD	GROSSE POINTE	MI	48230	USA	435 W 21ST ST 318
MARCELA ROGGERI JEAN PHILIPPE CASTELLANI	435 21 STREET #219	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 219
MARCUS H LONG JR ELIZABETH F NEWTON	435 W 21 ST 310	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 310
MARCUS OLESCH LI MA	4040 HARDIE AVE	MIAMI	FL	33133	USA	2155 WASHINGTON CT 501
MAREMIO LLC	2155 WASHINGTON CT 508	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 508
MARGARITA GARZA GONZALEZ	435 W 21 ST #104	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 104
MARJAN TEHRANI JEAN PAUL CERCEAUX MANGUDO	2155 WASHINGTON CT 307	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 307
MARK DIPALO	2100 PARK AVE 206	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 206
MAROMBA LLC C/O ALEXANDRE PIQUET ESQ	801 BRICKELL AVE STE 1610	MIAMI	FL	33131	USA	2155 WASHINGTON CT 403
MARTIN BLOOMBERG TRS BLOOMBERG CHILDREN PROP TRUST	2155 WASHINGTON CT #208	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 208
MATTHEW PETER SCHLUMBRECHT BENJAMIN L TANNER SCHLUMBRECHT	2130 PARK AVE TH 10	MIAMI BEACH	FL	33139	USA	2130 PARK AVE TH 10 EAST
MCG ARTEPARK PH S507 LLC	777 BRICKELL AVE STE 1200	MIAMI	FL	33131	USA	2100 PARK AVE 507
MCG ARTEPARK S207 LLC	99 LLOYD RD	MONTCLAIR	NJ	07042	USA	2100 PARK AVE 207
MCG ARTEPARK S508 LLC	99 LLOYD RD	MONTCLAIR	NJ	07042	USA	2100 PARK AVE 508
MCG PARK VILLA THW7 LLC	99 LLOYD RD	MONTCLAIR	NJ	07042	USA	2135 WASHINGTON CT TH 7 WEST
MICHAEL SANGIRARDI	410 RIVERSIDE DR 22	NEW YORK	NY	10025	USA	2155 WASHINGTON CT 505
MICHEL PICHOT NATHALIE PICHOT	1925 WASHINGTON AVE #17	MIAMI BEACH	FL	33139	USA	1925 WASHINGTON AVE 17
MILL POND INVESTMENT INC	2100 PARK AVE # S205	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 205
MOMMI INC	PO BOX 191862	MIAMI BEACH	FL	33139	USA	2129 WASHINGTON AVE 205
MURRAY JAMES PYLE ELLEN L SHERWOOD	10 ORCHARD LANE	CLARKS SUMMIT	PA	18411	USA	435 W 21ST ST 309
MY VIBE LLC	1390 BRICKELL AVE #200	MIAMI	FL	33131	USA	2100 PARK AVE 402
MYRTA MONTES JOSE DAVILA	1925 WASHINGTON AVE #9	MIAMI BEACH	FL	33139-1947	USA	1925 WASHINGTON AVE 9
NATHANIEL JAMES PUKSTA	2155 WASHINGTON CT 201	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 201
NELORE BR HOLDINGS LTD	2155 WASHINGTON CT #N408	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 408
NELORE REAL ESTATE FLORIDA CORP	435 21 STREET UNIT G312	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 312
NELSON JAVIER SUAREZ	2155 WASHINGTON CT 302	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 302
NENUCA INVESTMENTS LLC	1674 BAY RD STE 202	MIAMI BEACH	FL	33139	USA	1925 WASHINGTON AVE 4
NERST LLC	3200 COLLINS AVE #108	MIAMI BEACH	FL	33140	USA	435 W 21ST ST 215
NF2100 LLC	5834 WINDSOR CT	BOCA RATON	FL	33496	USA	2130 PARK AVE TH 2 EAST
NF2155 LLC	5834 WINDSOR CT	BOCA RATON	FL	33496	USA	2155 WASHINGTON CT 601
NICOLLE UGARRIZA	435 W 21 ST 302	MIAMI BEACH	FL	33139-0000	USA	435 W 21ST ST 302
NIJOLE KUPSTAS BYLA	2155 WASHINGTON CT 206	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 206
ORLANDO ARTURO LANDAETA	500 BRICKELL AVE #2405	MIAMI	FL	33131	USA	2155 WASHINGTON CT 405

ORS C MIAMI LLC	2129 WASHINGTON AVE 203	MIAMI BEACH	FL	33139	USA	2129 WASHINGTON AVE 203
P M INTERNATIONAL INVESTMENT LLC	1869 SW 11 ST	MIAMI	FL	33135	USA	435 W 21ST ST 105
PALOMA 202 LLC	2875 NE 191 ST #801	AVENTURA	FL	33180	USA	2100 PARK AVE 202
PANCHA GRAPHICS LLC	1925 WASHINGTON AVE #8	MIAMI BEACH	FL	33139-1950	USA	1925 WASHINGTON AVE 8
PATOL LLC C/O HLB GRAVIER LLP	396 ALHAMBRA CIRCLE 900	CORAL GABLES	FL	33134	USA	435 W 21ST ST 224
PATRICIA D MILLER TAYLOR	2911 7 ST NE	WASHINGTON	DC	20017	USA	2155 WASHINGTON CT 606
PATRICK PASSARELLE PATRICIA PASSARELLE	1147 HILLSBORO MILE #314	HILLSBORO BEACH	FL	33062	USA	2155 WASHINGTON CT 107
PENEDO LLC	2155 WASHINGTON CT # N105	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 105
PHILLARD APARTMENT HOTEL LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA	2000 LIBERTY AVE
PIOPPA 01 LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA	2129 WASHINGTON AVE 109
PLYMOUTH HOTEL LLC C/O THINK HOSPITALITY LLC FIRST AVE 945 REALTY LLC	32 EAST 32 STREET	NEW YORK	NY	10016	USA	336 21ST ST
PORCELLI ATLANTIC PROPERTIES LLC	184 W BAY CEDAR CIR	JUPITER	FL	33458	USA	435 W 21ST ST 208
PORTULA LLC	2875 NE 191 ST STE 801	AVENTURA	FL	33180	USA	2130 PARK AVE TH 6 EAST
PRADY BALAN SALLY JANE BALAN	6789 BISCAYNE BLVD	MIAMI	FL	33138	USA	2100 PARK AVE 303
PRISCILLA FERREIRA	2129 WASHINGTON AVE #106	MIAMI BEACH	FL	33139-1712	USA	2129 WASHINGTON AVE 106
RF ARTEPARK N503 LLC	99 LLOYD RD	MONTCLAIR	NJ	07042	USA	2155 WASHINGTON CT 503
RF ARTEPARK S108 LLC	99 LLOYD ROAD	MONTCLAIR	NJ	07042	USA	2100 PARK AVE 108
RICHARD J HIRSCH & W ROBIN S LANDERS	9 ISLAND AVE #708	MIAMI BEACH	FL	33139-1357	USA	2129 WASHINGTON AVE 202
RICHARD WILLIAM SCULLY TRS RICHARD WILLIAM SCULLY REV TRUST	17435 TIFFANY TRACE DR	BOCA RATON	FL	33487	USA	2100 PARK AVE 306
RIVA SILVERFARB	85 VISCOUNT DR UNIT 8B	MILFORD	CT	06460	USA	1925 WASHINGTON AVE 29
RIVIERA LOFTS HOTEL LLC	1680 MERIDIAN AVE STE 102	MIAMI BEACH	FL	33139	USA	318 20TH ST
RIVIERA PLAZA APARTMENTS LLC	1133 E 33 PL	TULSA	OK	74105	USA	337 20TH ST
ROBERT WORTH	174 WASHINGTON ST #2G	JERSEY CITY	NJ	07302	USA	2155 WASHINGTON CT 205
S A BINKOV & M BINKOV LESSOR JOBROTAM DEV CORP LESSEE	1900 LIBERTY AVE SUITE 111	MIAMI BEACH	FL	33139	USA	355 19TH ST
SADHANA WAY LLC	2100 PARK AVE # 504	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 504
SADIGO HOTEL LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA	334 20TH ST
SANDRA TAYLOR	2025 BRICKELL AVE UNIT 805	MIAMI	FL	33129-1730	USA	2129 WASHINGTON AVE 105
SASHA E KADEY	75 BRICKELL AVE #2212	MIAMI	FL	33131	USA	2155 WASHINGTON CT 101
SETH GOLDMAN DENISE GOLDMAN	31 MITCHELL RD	PORT WASHINGTON	NY	11050	USA	435 W 21ST ST 207
SHORE CLUB PROPERTY OWNER LLC	600 MADISON AVE 17 FLR	NEW YORK	NY	10022	USA	1900 LIBERTY AVE
SIMON LEE TRS HENDOVAN REVOCABLE TR	2100 PARK AVE # 407	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 407
SOBE BEACH PROPERTIES LLC	520 W AVE 702	MIAMI BEACH	FL	33139	USA	2135 WASHINGTON CT TH 2 WEST
SOBE DEALS INC	435 W 21 ST 205	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 209
SOBE DEALS INC	PO BOX 191095	MIAMI BEACH	FL	33119	USA	435 W 21ST ST 205
STEPHANIE ZABRISKIE	2155 WASHINGTON CT #404	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 404
STEPHEN FARADAY	25 HUDSON ST #914	JERSEY CITY	NJ	07302	USA	2135 WASHINGTON CT TH 3 WEST
STEPHEN R BOTTI RHONDA J BOTTI	2100 PARK AVE 201	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 201
STONEY B GOLDSTEIN	2001 BISCAYNE BLVD 2115	MIAMI	FL	33137	USA	435 W 21ST ST 115
TALIWAG OF FLORIDA LLC	260 OLD SOMMERSET RD	WATCHUNG	NJ	07069	USA	2100 PARK AVE 511
TEMPUS REAL ESTATE LLC	2155 WASHINGTON CT #604	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 604
THE ALLEN LLC	945 PENNSYLVANIA AVE 2ND FLOOR	MIAMI BEACH	FL	33139-5482	USA	2001 WASHINGTON AVE
THEAST 8 LLC	1370 NE 103 STREET	MIAMI SHORES	FL	33138	USA	2130 PARK AVE TH 8 EAST
TOWNHOUSE FOUR WEST LLC	805 RTE 146	CLIFTON PARK	NY	12065	USA	2135 WASHINGTON CT TH 4 WEST
TREINTA Y SIETE LLC	234 NE 3 ST APT #901	MIAMI	FL	33132	USA	2100 PARK AVE 310
TRI INU KASK	435 W 21 ST #103	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 103
TRIBUTE GROUP SOUTH BEACH CORP	2665 S BAYSHORE DR # 800	COCONUT GROVE	FL	33133	USA	2155 WASHINGTON CT 401
TYSON BALLOU	391 DEAN ST #1D	BROOKLYN	NY	11217	USA	2155 WASHINGTON CT 608
USA AGRIMEN LLC	1000 S STREET STE 229	MIAMI BEACH	FL	33139	USA	2100 PARK AVE 101
VADIM MSHVELIDZE & W RACHEL MIKLER	6 GRASMERE AVE	STATEN ISLAND	NY	10304	USA	435 W 21ST ST 305
VAL REID SHELLEY	2155 WASHINGTON CT 602	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 602
VICTORIA C HATTAM THOMAS W GRAHAM	173 GARFIELD PLACE	BROOKLYN	NY	11215	USA	435 W 21ST ST 323
VINCENT O NEILL	2155 WASHINGTON CT #207N	MIAMI BEACH	FL	33139	USA	2155 WASHINGTON CT 207
VIVIAN ABRAHAM	435 W 21 ST # 222	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 222
WAEI M MEGID LAMIA ALI FARAG	28802 ELM CT	SANTA CLARITA	CA	91390	USA	435 W 21ST ST 116
WAYNE JOSEPH SAKS TRS THE WAYNE JOSEPH SAKS TR	100 S POINTE DR #1505	MIAMI BEACH	FL	33139	USA	1925 WASHINGTON AVE 1
WFERRARI INC	800 BRICKELL AVE # 701	MIAMI	FL	33131	USA	435 W 21ST ST 321
WILLIAM ROHL PAMELA SHELALA ROHL	70 WASHINGTON ST	BROOKLYN	NY	11201	USA	2100 PARK AVE 209
XIII TREDICI LLC	1300 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA	435 21ST ST 4
YURI POLUKEEV	435 W 21 ST 110	MIAMI BEACH	FL	33139	USA	435 W 21ST ST 110
ZAIRA INVESTMENTS INC	255 OCEANIC AVE	LAUDERDALE BY THE SEA	FL	33308	USA	1925 WASHINGTON AVE 15

SUBJECT: 2035 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0070

LEGAL DESCRIPTION: MIAMI BCH IMP CO OCEAN FRONT PROP RESUB PB 6-102 THAT PART OF N 124.91FT OF BLK G LYING W OF E225 FT OF BLK G

SUBJECT: 430 21th Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0040

LEGAL DESCRIPTION: 34 53 42 MIAMI BEACH IMPROVEMENT CO OCEAN FRONT PROP RESUB PB 6-102 N125FT OF W100FT OF E225FT OF BLK G

SUBJECT: 2030 Park Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0010

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO OCEAN FRONT PROP RESUB PB 6-102 N125FT OF E125FT OF BLK G

SUBJECT: 2000 Park Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-016-0030

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO OCEAN FRONT PROP RESUB PB 6-102 S125FT OF E125FT OF BLK G